

STATEMENT OF JUSTIFICATION

History & Description of Existing Dwelling

The property is located on Mt. Gilead Road and coincides with the southern boundary of the Goose Creek Rural Historic District. An architect designed this modern single-story house in the 1950's as a weekend home for his family. He built the new house on the site of an old country store that couldn't be salvaged because of extensive termite damage. Two stone chimneys from previous structures on this site were incorporated in the modern design.

The house is approximately 1600 sq. ft slab on grade with a 1:12 pitch roof over the main living, dining, kitchen and bedroom. A later addition of a screened porch with a peaked roof was added to the north end and subsequently enclosed.

Windows are all single pane in a scheme of fixed, casement and awning styles. The house has forced air heating and cooling with a roof mounted unit. Exterior walls are a combination of board & batten, stucco and stone. There is a predominance of windows on the south and west sides to encompass garden and mountain views.

It should be noted that the site of this house is remarkable for its expansive, unobstructed view of West Loudoun County and the Blue Ridge Mountains (photo included).

Reasons for Proposed Renovation

The proposed renovation would convert this house from an out moded, poorly insulated weekend house to an all year-round residence. A new roof, windows, doors and siding are necessary to achieve a tight envelope. The existing freestanding stonewalls and the two chimneys would remain.

Proposed Exterior Upgrades & Modifications

Roof. A standing seam metal roof to replace the existing rubber membrane roof.

Fenestration. New fixed, casement and awning windows in a modified configuration of the existing windows on all sides.

Siding. New siding to consist of Hardi Plank smooth finish.

Storage Shed. North side addition in the location of existing freestanding shed.

Bump Out. East side expansion of existing kitchen addition. (It should be noted that the front east side of this addition is largely concealed by mature vegetation.)

Rear Deck. Extension of existing deck 17' northward

Appropriateness of Proposed Plan

The aim is to augment the modern design of this house as well as preserve its unique character. The distinguishing features of a single story on a long rectangular footprint would be retained. In keeping with the contemporary theme, the configuration of windows would reflect the use of interior living space and bring more light through the interior.

This house is not typical of the Historic District; it is distinctly of its own time and place. Following the example of the previous owner-architect we intend the end product to be a successful marriage of old and new.